

**MONTAGUE ECONOMIC DEVELOPMENT
AND INDUSTRIAL CORPORATION
TOWN HALL
1 AVENUE A
TURNERS FALLS, MA 01376**

November 21, 2012

Michael Muller, President
Montague Community Cable, Inc.
34 Second Street Turners Falls, MA 01376

Mr. Muller:

The Montague EDIC met on November 14 to discuss MCCI's proposal. Because of a delay in the review the EDIC has authorized a contractor to repair the roof of 38 Avenue A with a one year guarantee. At this time MEDIC does not have plans to remediate the mold in the building, however the MEDIC offers the following documents for your review and comment:

- Grant of Right to Purchase Property
- Purchase and Sale Agreement
- Land Development Agreement

And also the following supporting documents for your reference:

- 512 Agreement Amended # 2 Executed 5/21/2012
- Town of Montague Design Guidelines (available on Montague Planning Board Website)

MEDIC offers the following comments in response to the proposal dated 8/1/12.

- Gateway aesthetics are the paramount concern. The final proposal shall demonstrate consistency with Downtown Turners Falls Design Guidelines for façade and siding. Design by a registered architect is preferred.
- A design with gabled roof is strongly preferred
- Proposal shall articulate and demonstrate consistency with 512 Agreement Amendment
- Site Plan shall be submitted to MEDIC for review
- Great Falls Farmers market shall be permitted to use the lawn at least one day per week and insured under the owner of 38 Ave A.
- Clarify floor plan and operational schedule

The MEDIC wishes to work with MCCI in a timely manner, thus MEDIC proposes formal response from MCCI by December 17, 2012 to be followed by a joint meeting with MCCI and MEDIC on Thursday January 17, 2013.

Regards,

Lynn Reynolds
Chair of the Montague EDIC